



MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **RZ-02-14, REZONING FROM RURAL to B-1 (NEIGHBORHOOD BUSINESS DISTRICT ONE)(FINDINGS OF FACT)**

LOCATION This property is located at 18364 Magnolia Bridge Road between the Greenwell Springs Road and Villa Crossing Drive intersection on Lot F of the Former Kennard Property in Section 66, T6S, R2E, GLD, EBR, LA. The applicant is proposing to rezone from Rural to B-1 (Neighborhood Business District One) for a real estate office.

EXISTING LAND USE	Residential
PROPOSED LAND USE	Office
MASTER PLAN	Rural/Agriculture
PRESENT ZONING	Rural
PROPOSED ZONING	B-1 (Neighborhood Business District One)
APPLICANT	Tammy Jo Williams

STAFF COMMENTS

1. **Existing land use** is Residential
2. **Surrounding land uses** include Residential and Heavy Commercial (**See Attachment A**).
3. **Existing zoning** is Rural.
4. **Surrounding zoning** is Rural.
5. **Size of Subject Property** is approximately 0.519 acres.
6. **Master Plan Statement.** The City of Central Master Use Plan specifies Rural/Agriculture at the subject property (**See Attachment B**). This classification designates areas of minimum density development intended for agricultural and very low density residential uses with a maximum density of one unit per three acres. Residential and agricultural structures should be restricted to areas outside the 100 year flood plain and should not be placed or constructed in ways that reduce or impede the floodplain. Staff notes that the proposed rezoning is inconsistent with the Master Plan.



7. **Rezoning Criteria.** Land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponents' property and adjacent property. Reasonableness is defined as:
- a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration;
 - b. Consideration of changes in land value, physical environment or economic aspects which tend to limit the usefulness of vacant land or buildings.
8. **Staff Recommendation.** Staff cannot fully support this rezoning request because the proposed rezoning is not consistent with the Master Plan. However, Staff notes there are several commercial businesses surrounding the subject property and further notes that this property was previously utilized for a commercial business several years ago (**See Attached Consultant's Opinion**).
9. **Schedule**
Scheduled for Zoning Commission on March 27, 2014.



29-14

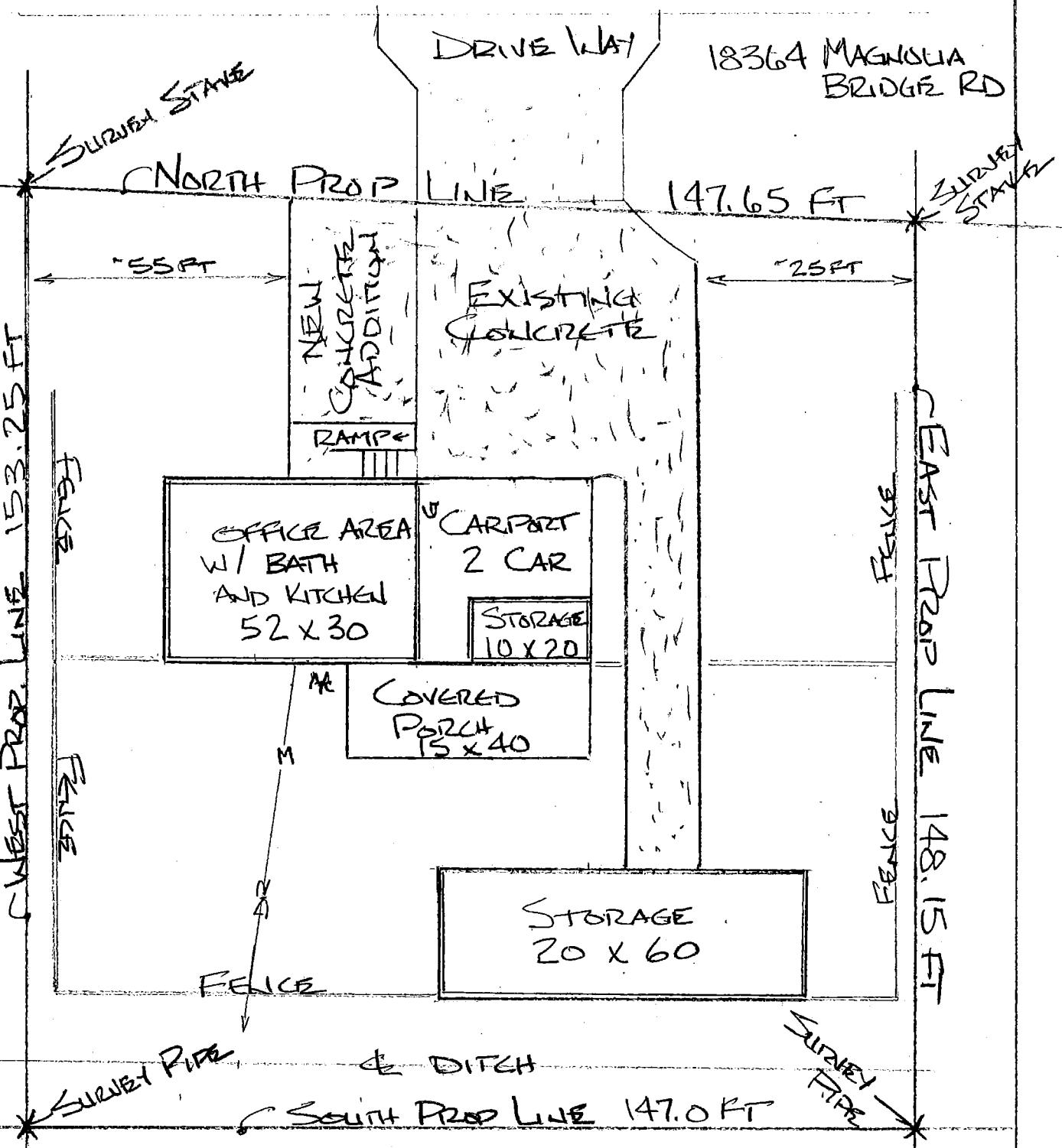
18'-3" FT

22-141 50 SHEETS
22-142 100 SHEETS
22-143 200 SHEETS



WAX / MAG BR RD

18364 MAGNOLIA
BRIDGE RD



TAMMY JO and COMPANY
REAL ESTATE TEAM

TAMMY JO WILLIAMS

LOT F 18364 Magnolia Bridge Rd G.W.S., LA, 70739

R2-2-14

EXISTING LAND USE
OR
ZONING
CHARACTER



Lot 611170034
RZ-2-14



MAGNOLIA BRIDGE

MAGNOLIA BRIDGE RD

RZ-2-14

Legend

-  Lot_611170034
-  City Street
-  Parcels



EXISTING COMMERCIAL OR COMMERCIAL ZONED PROPERTY



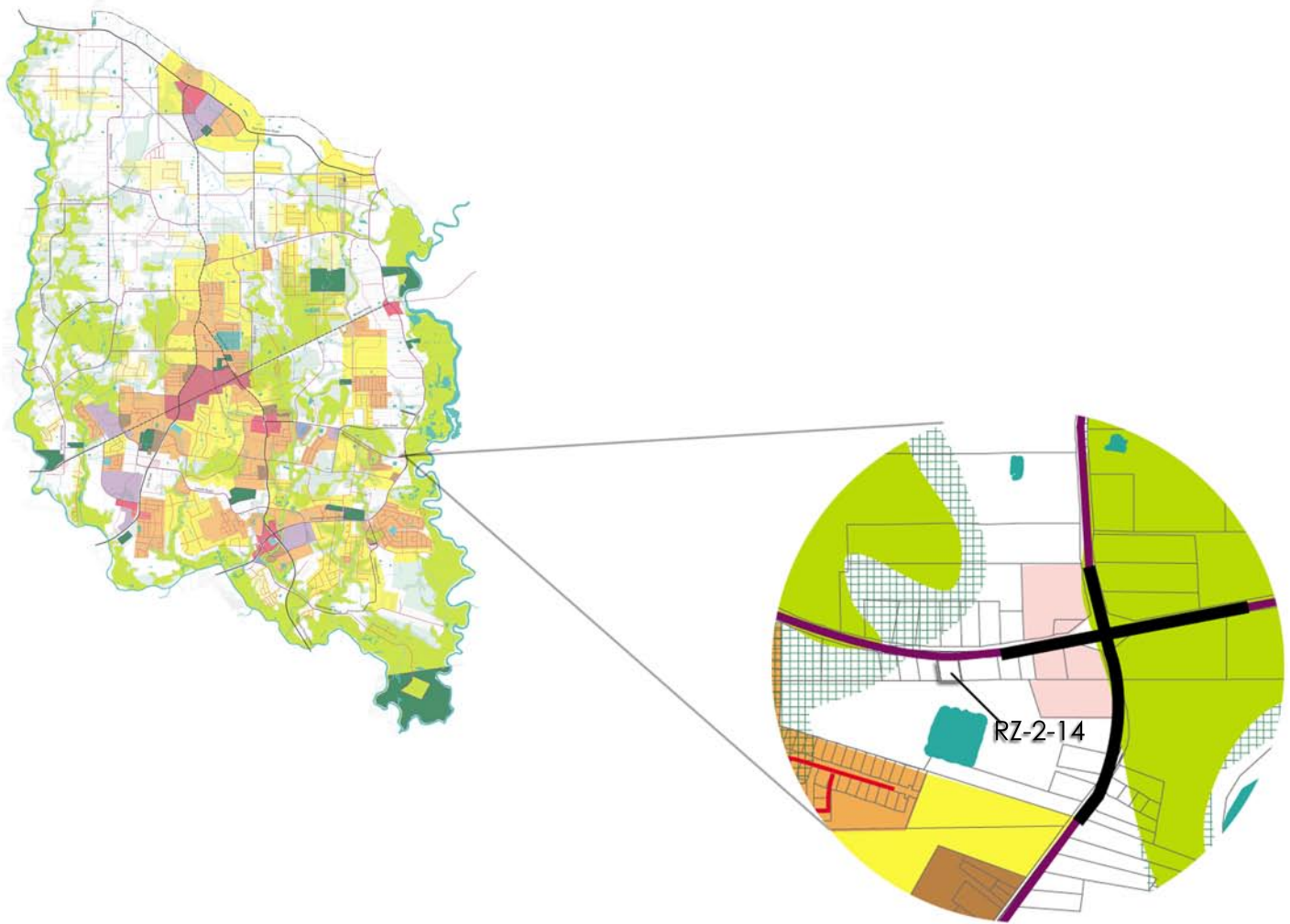
EXISTING RESIDENTIAL LAND USE

Prepared by the
City of Central Geographic Information System
February 25, 2014

**This map has been compiled from the most accurate source data from the GIS Planning
Department. This map is for informational purposes only and is not to be interpreted as a legal document.
The City assumes no legal responsibility for the information shown on this map.
For further information contact the City of Central.
Copyright © 2008 City of Central, LA 70518. All rights reserved.
Maps may be reproduced for personal and informational
purposes, but not for commercial use. No part of this map may be
reproduced or transmitted in any form or by any
means, electronic or mechanical, including photocopying and recording, or by
any information storage or retrieval system, except as expressly permitted
in writing by the City of Central. Requests should be made to the
City of Central Department at (225) 388-0000.



MASTER PLAN- PHASE TWO LAND USE PLAN



-  Utility
-  Schools
-  Conservation Areas
-  Restricted Greenspace
-  Incentive Greenspace
-  Rural/Agriculture
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Neighborhood Commercial
-  General Commercial
-  Office/Technology Park
-  City Center
-  Parks/Recreation

CONSULTANT'S OPINION

Woodrow Muhammad - COC

From: Nathan Gaspard <Nathan.Gaspard@erm.com>
Sent: Wednesday, March 19, 2014 2:59 PM
To: Woodrow Muhammad - COC
Cc: David Barrow - CoC
Subject: RE: Rezoning Request to B1
Attachments: RZ-2-14-ng Master Plan Land Use.pdf

Woodrow,

Pursuant to our conversation, I wanted to follow up with this e-mail.

I concur with your assessment of the property in question and further feel that the City should consider changing the zoning on the south side of Magnolia Bridge road to match the properties on the north side. This consideration should end, however, at the place where the Land Use Plan shows conservation area crossing the road (see attached pdf). This would insure a logical stopping point for the commercial use while also providing some buffer between the commercial and surrounding residential development.

Please let me know if you have questions.

Nathan Gaspard
Senior Consultant

ERM
301 Jackson Street, Suite 304
Alexandria, Louisiana
71301

Tel: +(318) 266-8317 (direct line)
Tel: + (318) 445-2825 (switchboard)

www.erm.com
nathan.gaspard@erm.com

From: Woodrow Muhammad - COC [<mailto:Woodrow.Muhammad@central-la.gov>]
Sent: Wednesday, March 19, 2014 11:04 AM
To: Nathan Gaspard
Subject: Rezoning Request to B1

Nathan,

What are your thoughts on this request to rezone to an office with existing structures? I may call you.

Woodrow Muhammad, AICP
Planning & Zoning Director
6703 Sullivan Road

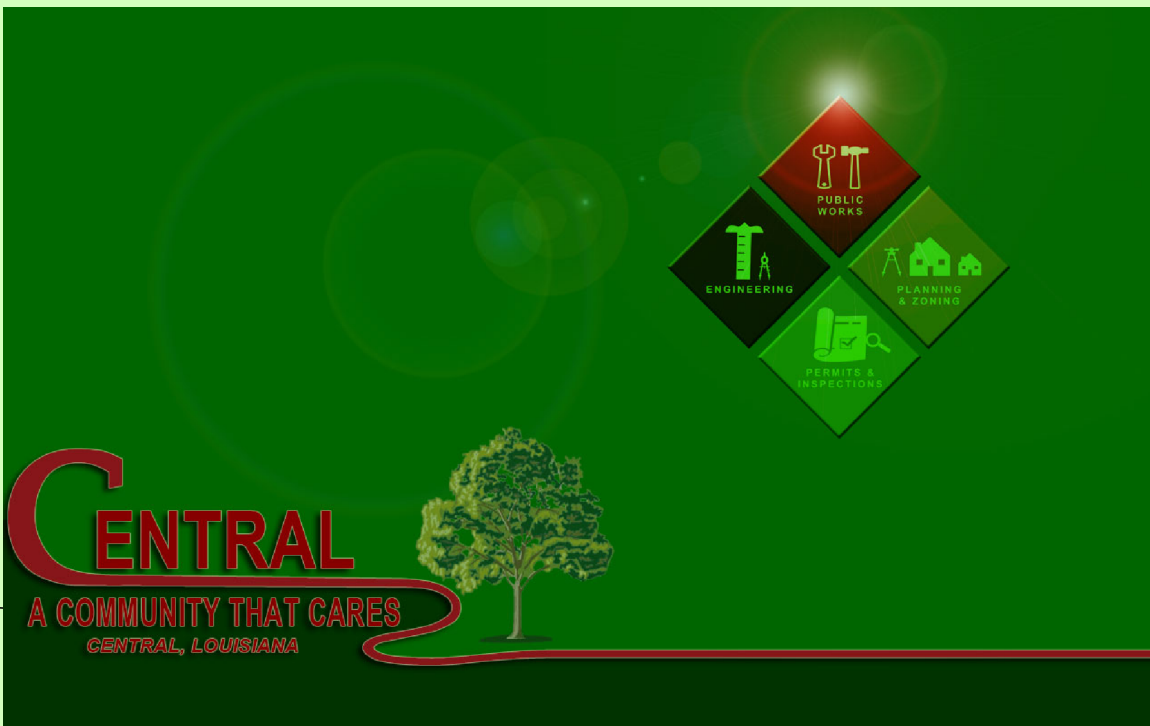
City of Central, LA 70739
Phone: (225) 262-5000
Cell: (225) 975-1570
Fax: (225) 262-5001
www.centralgov.com



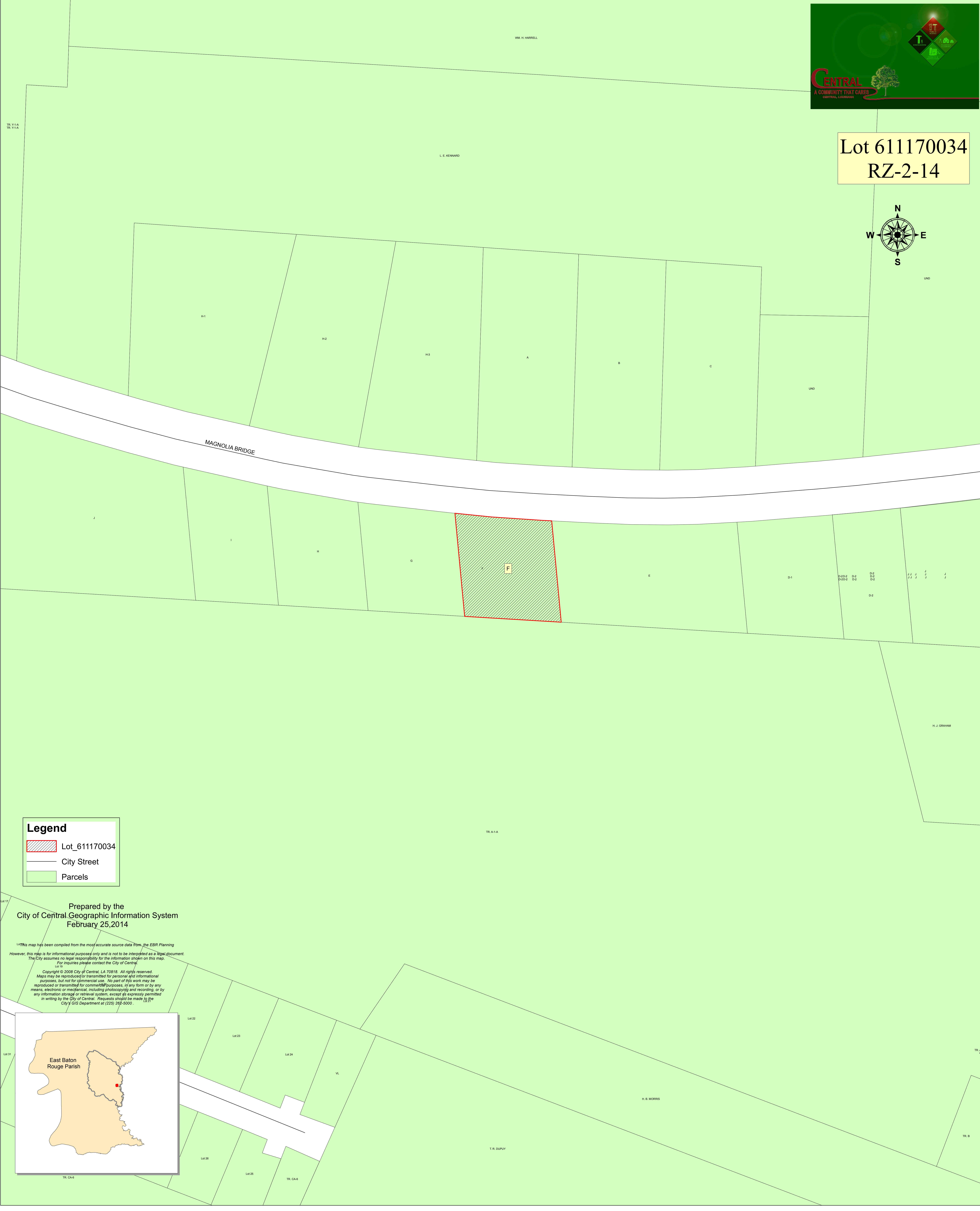
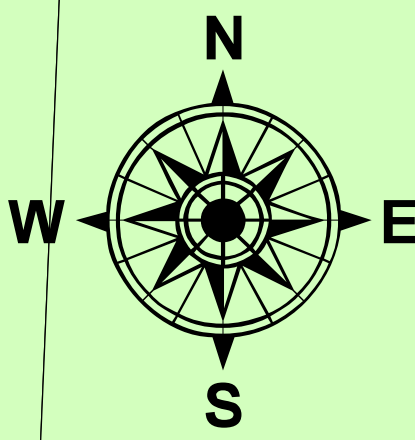
a 501(c)(3) non-profit organization

This electronic mail message may contain information which is (a) LEGALLY PRIVILEGED, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee (s) names herein. If you are not the Addressee (s), or the person responsible for delivering this to the Addressee (s), you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please contact us immediately at (281) 600-1000 and take the steps necessary to delete the message completely from your computer system. Thank you, Environmental Resources Management.

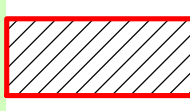
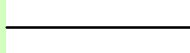
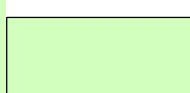
Please visit ERM's web site: <http://www.erm.com>



Lot 611170034
RZ-2-14



Legend

-  Lot_611170034
-  City Street
-  Parcels

Prepared by the
City of Central Geographic Information System
February 25, 2014

This map has been compiled from the most accurate source data from the EBR Planning
However, this map is for informational purposes only and is not to be interpreted as a legal document.
The City assumes no legal responsibility for the information shown on this map.
For inquiries please contact the City of Central.
Copyright © 2008 City of Central, LA 70818. All rights reserved.
Maps may be reproduced or transmitted for personal and informational
purposes, but not for commercial use. No part of this work may be
reproduced or transmitted for commercial purposes, in any form or by any
means, electronic or mechanical, including photocopying and recording, or by
any information storage or retrieval system, except as expressly permitted
in writing by the City of Central. Requests should be made to the
City's GIS Department at (225) 268-5000.



PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: MARCH 27, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: RZ-2-14

☒ **REQUEST TO REZONE**

FROM: RURAL

TO: B-1 NEIGHBORHOOD
BUSINESS

☐ **OTHER REQUEST**

REAL ESTATE OFFICE

For More Information Contact
City of Central 262-5000

03/05/2014 14:53